057.A	0002	0041.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	674,200	/	674,200
USE VALUE:	674,200	/	674,200
ASSESSED:	674,200	/	674,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		FOREST ST, ARLINGTON

OWNERSHIP

Unit #: 41

Owner 1:	GAIKWAD VIKAS B
Owner 2:	
Owner 3:	
Street 1:	41 FOREST ST UNIT 41
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SONKUSALE SAMEER R -
Owner 2:	-
Street 1:	256 CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	674,200			674,200
Total Card	0.000	674,200			674,200
Total Parcel	0.000	674,200			674,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.12 | /Parcel: 396.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	281215
GIS Ref	
GIS Ref	
Insp Date	01/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 057.A-0002-0041.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	663,800	0	.		663,800	663,800	Year End Roll	12/18/2019
2019	102	FV	497,200	0	.		497,200	497,200	Year End Roll	1/3/2019
2018	102	FV	416,700	0	.		416,700	416,700	Year End Roll	12/20/2017
2017	102	FV	379,100	0	.		379,100	379,100	Year End Roll	1/3/2017
2016	102	FV	379,100	0	.		379,100	379,100	Year End	1/4/2016
2015	102	FV	349,600	0	.		349,600	349,600	Year End Roll	12/11/2014
2014	102	FV	333,300	0	.		333,300	333,300	Year End Roll	12/16/2013
2013	102	FV	333,300	0	.		333,300	333,300		12/13/2012

!15438!

PRINT

Date	Time
12/11/20	05:09:32

LAST REV

Date	Time
11/18/19	11:01:42

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15438

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SONKUSALE SAMEE	69928-345		9/14/2017		575,000	No	No		
FREID MARK	48520-216		11/20/2006		370,000	No	No		
MILLER DAVID J	47600-381		6/9/2006		440,000	No	No		

USER DEFINED

Prior Id # 1:	37677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2018	1087	Solar Pa	7,854	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2018	Mail Update	MM	Mary M
1/31/2018	Measured	PT	Paul T
4/26/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7815													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	44.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.26692128
Const Adj.:	0.99000001
Adj $ / SQ:	370.004
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	828297
Depreciation:	154063
Depreciated Total:	674234

COMMENTS

SUBDIVISION 7/98.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	444.01
Special Features:	0	Val/Su Net:	396.12
Final Total:	674200	Val/Su SzAd	396.12

SKETCH

UnSketched SubAreas:
GLA: 1702,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,702	370.000	629,747

Net Sketched Area:	1,702			Total:	629,747
Size Ad	1702	Gross Are	1702	FinArea	1702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

057.A-0002-0041.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: